



UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY  
Caption in Compliance with D.N.J. LBR 9004-2(c)

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Order Filed on October 16, 2020  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

In Re:

**BARRY GOLUB**

Debtors

Case No.: 20-10332

Hearing Date:

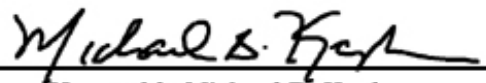
Judge: Michael B. Kaplan

**CONSENT ORDER AMENDING PRIOR ORDER VACATING AUTOMATIC STAY**

The relief set forth on the following pages, numbered two (2) through two (2) is hereby

**ORDERED:**

**DATED: October 16, 2020**

  
Honorable Michael B. Kaplan  
United States Bankruptcy Judge

Upon application by Francis Ballak, Esq. on behalf of the City of Trenton for an Order Amending a typographical error in a previously entered Order dated April 9, 2020 which granted relief from the Stay under section 362(d) of the Bankruptcy Code to the City of Trenton as it pertains to certain real property located on Race Street in the City of Trenton and it being agreed upon by the parties hereto that the prior Order incorrectly referred to property located on Ray Street; and the Court having considered the matter and finding good cause; hereby Amends the April 9, 2020 Order as follows;

ORDERED that the Order dated April 9, 2020 in which the automatic stay of Bankruptcy Code §362 was vacated as to the City of Trenton is hereby Amended in Order to correct a typographical error in which the name of the real property street at issue was incorrectly identified as Ray St. instead of Race St. As such, this Order is intended to reflect the correct spelling of the Street and confirms the Order to permit the City of Trenton, its successors and/or assigns to continue, institute or otherwise resume and prosecute to conclusion one or more actions, including, but not limited to foreclosure and eviction proceedings, in the Court(s) or appropriate jurisdiction to foreclosure the Tax Sale Certificate lien held by the City of Trenton upon the following:

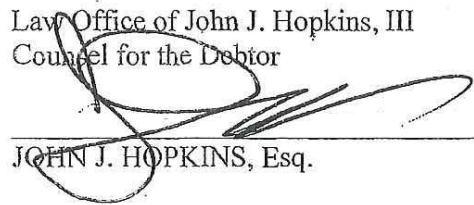
Land and premises, if any, known as:

Block 8902, Lot 60 a/k/a Race Street, City of Trenton, New Jersey.

The movant may join the Debtor and any trustee appointed in this case as Defendants in the foreclosure actions, irrespective of any conversion to any other chapter of the Bankruptcy Code.

I HEREBY CONSENT TO THE FORM OF THE ORDER:

Law Office of John J. Hopkins, III  
Counsel for the Debtor

  
\_\_\_\_\_  
JOHN J. HOPKINS, Esq.

10/4/20  
DATE

GOLDENBERG, MACKLER, SAYEGH,  
MINTZ, PFEFFER, BONCHI & GILL  
Counsel for City of Trenton

  
\_\_\_\_\_  
FRANCIS J. BALLAK, ESQUIRE

10/4/20  
DATE

United States Dept. Of Justice  
Office of the United States Trustee

/s/ Margaret McGee, Esquire  
Margaret McGee, ESQUIRE

10/7/20  
DATE

In re:  
Barry Golub  
Debtor(s)

Case No. 20-10332-MBK  
Chapter 11

## CERTIFICATE OF NOTICE

District/off: 0312-3  
Date Rcvd: Oct 16, 2020

User: admin  
Form ID: pdf903

Page 1 of 2  
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Oct 18, 2020:

Recip ID	Recipient Name and Address
db	+ Barry Golub, 24 Cliffwood Dr., Allentown, NJ 08501-2041

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Oct 18, 2020

Signature: /s/Joseph Speetjens

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on October 16, 2020 at the address(es) listed below:

Name	Email Address
Denise E. Carlon	on behalf of Creditor PNC Mortgage a Division of PNC Bank, National Association dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
Eamonn O'Hagan	on behalf of Creditor United States of America (Internal Revenue Service) eamonn.ohagan@usdoj.gov
Francis J. Ballak	on behalf of Creditor Trenton City of francis@gmslaw.com
John J. Hopkins, III	on behalf of Plaintiff Barry Golub jhopkins@hopkinslaw.com
John J. Hopkins, III	on behalf of Debtor Barry Golub jhopkins@hopkinslaw.com
Keith A. Bonchi	

District/off: 0312-3

User: admin

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Date Rcvd: Oct 16, 2020

Form ID: pdf903

Total Noticed: 1

on behalf of Creditor Trenton City of keith@gmslaw.com

Margaret McGee

on behalf of U.S. Trustee U.S. Trustee maggie.mcgee@usdoj.gov

U.S. Trustee

USTPRegion03.NE.ECF@usdoj.gov

Ward Benson

on behalf of Creditor United States of America (Internal Revenue Service) ward.w.benson@usdoj.gov  
Eastern.Taxcivil@usdoj.gov;james.j.wilkinson@usdoj.gov

Ward Benson

on behalf of Defendant IRS ward.w.benson@usdoj.gov Eastern.Taxcivil@usdoj.gov;james.j.wilkinson@usdoj.gov

TOTAL: 10